

Harrington Park
PLANNING BOARD
REGULAR MEETING MINUTES
Wednesday, September 9, 2020 @ 8:00PM

Chairman Capazzi opened the meeting at 8:01PM.

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Based on the executive orders from the state, the meeting was conducted via Zoom and was noticed.

ROLL CALL

Roll Call	PRESENT	ABSENT
(JC) Chairman John CAPAZZI	X	
(PA) Vice-Chair Peter ARDITO	X	
(PH) Mayor Paul HOELSCHER	X	
(AN) Councilman Allan NAPOLITANO	X	
(JB) Member Jesse BARRAGATO	X	
(RM) Member Richard McLAUGHLIN	X	
(RW) Member Robert WALDRON		X
(DV) Alt. (a) Denise VELA	X	
(SB) Alt. (b) Steve BEUBIS	X	

Also Present:

(JS) John Schettino, Board Attorney

(CL) Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

July 15, 2020

Vote to approve July 15, 2020 minutes.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON						X
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

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INVOICES FOR APPROVAL

General (June 2020)	Price, Meese, Shulman & D'Arminio	\$ 765.00
Sykes Family Trust / 41 Peat Street (Litigation – June 2020)	Price, Meese, Shulman & D'Arminio	\$ 1,620.00
Allegro Dev. (Escrow – June 2020)	Price, Meese, Shulman & D'Arminio	\$ 150.00
General (July 2020)	Price, Meese, Shulman & D'Arminio	\$ 705.00
Sykes Family Trust / 41 Peat Street (Litigation – July 2020)	Price, Meese, Shulman & D'Arminio	\$ 5,835.00
Professional Services (June 2020)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 510.00
Affordable Housing (June 2020)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 702.00
41 Peat (July 2020)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 255.00
New Cingular PCS	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 750.00
Affordable Housing (July 2020)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 2,158.50
AT&T Cingular WirePCS	Law Office of John L. Schettino, LLC	\$ 1,530.00
Advertising (Sept 2020 meeting)	North Jersey Media Group	\$ 37.53
Advertising (July 2020 meeting)	North Jersey Media Group	\$ 37.05
	TOTAL	\$ 15,055.08

Vote to approve invoices listed on the agenda pending the funds availability.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON						X
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

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RESOLUTION

1. New Cingular Wireless PCS, LLC (“AT & T”) – 64 Schraalenburgh Rd.

JS noted that there were two condition changes after a discussion with Ms. Fairweather. Condition 8 - referenced the structural stability analysis. The words “if required” is added to condition 8. If required, the applicant shall provide a structural stability analysis. Ms. Fairweather does not believe that it will be required. JS clarified condition 8 “if required” by the borough code, railroad company, county, state, borough engineers or any public entity. This condition was also listed when the tower was built. This is an extension of the tower.

Condition 9 can be deleted because the governing body has a lease that sets forth all the insurance requirements. We do not want to have a condition that is inconsistent with the lease that is already approved by the governing body.

PA noted that he had included #15 about the raptors. It has been active at the top of the tower and there have been 1-2 eagles 3-4 times in the past week.

Vote to approve New Cingular Wireless PCS resolution.	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN	X		X			
Member Robert WALDRON						X
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

OLD BUSINESS

NEW BUSINESS

1. Letter from Board of Adjustment regarding 6ft fences

The planner could not attend the meeting and discussion will be tabled until the next meeting. AN noted that the letter was reviewed by the Mayor and Council. The comments were that the council would consider changing the ordinance, but would want the Board of Adjustment to be unanimous across members in opinion and how it should be handled. JS said that the reason why the letter was sent is because there is a difference in opinion. Some members consider the

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aesthetics and putting up a solid fence gives wrong perception. The governing body and the Planning Board may want to consider that the fence cannot be solid when it reaches a certain height. The fence would provide protection for their children and from animals which is the main reasons applicants list. A black open fence with landscaping would not be as noticeable. This would address the solid vinyl or wood fence. RM said that there have been many applications for 6ft fences and wondered if this indicated a change in attitude by people in town about the height of fences. The application is usually for side and rear yards.

This will be discussed in the next meeting when the planner is present.

MEETING OPEN TO THE PUBLIC

Vote to open the meeting to the public.

Motion: RM Second: PH

In favor, all said “aye”. None opposed.

There was no one from the public.

Vote close the meeting to the public.

Motion: PH Second: RM

In favor, all said “aye”. None opposed.

MEETING CLOSED TO THE PUBLIC

ADJOURN

Motion: AN Second: RM

In favor, all said “aye”. None opposed.

Meeting adjourned at 8:13pm

NEXT SCHEDULED PLANNING BOARD
REGULAR MEETING
Tuesday, October 13, 2020 at 8pm